

exercise an option for an extension of the Lease for an additional period of two (2) years.

7. The Lessee agrees at his expense to install the necessary heating apparatus to meet his needs and further agrees to leave the heating units as installed upon vacating the premises.

8. The Lessee hereby grants the right to the Lessor to store ^{at its sole risk} certain laundry equipment which is the property of Lessor for a period of one year rent free at an appropriate location in the demised premises, said location to be designated by the Lessee. *JH 10/84*

9. The Lessor agrees to remove certain overhanging gas and water lines and other utility lines at its expense and to relocate its laundry equipment, all of this to be accomplished within thirty (30) days of this Lease.

10. The Lessor shall be responsible for the payment to the Jas. H. Woodside & Co. of the real estate commission due said Company for procuring this Lease and any of the options exercised hereunder. The Lessor to elect on or before February 15, 1969, the manner in which it will pay the commission.

11. If the leased premises should be damaged by fire during the term of this Lease, then the Lessor shall, at its own expense, repair such damages as promptly as possible, and if said fire shall render the leased premises or any portion thereof unfit for use by the Lessee, the rent payable hereunder shall be abated during said period in such proportion as the part of the premises unsuitable for use bear to the entire premises. In this connection, Lessee shall continue to pay rent until possession of the damaged premises is delivered to Lessor for repairs, and rent shall be abated only for that period of time that the Lessor has possession of the premises for the repair thereof.